



# *City of El Segundo*

## *Development Services Department*

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION  
650 N PCH PROJECT AND ZONE TEXT AMENDMENT  
650 AND 700 N PACIFIC COAST HIGHWAY AND 737 CARL JACOBSON WAY,  
CITY OF EL SEGUNDO**

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**Purpose:** In accordance with the State of California Public Resources Code Section 21092, Sections 15063 and 15072 of Title 14 of the California Code of Regulations Guidelines pertaining to the California Environmental Quality Act, and the El Segundo Municipal Code, this is to advise you that the Planning Department of the City of El Segundo has prepared an initial study of environmental impacts on the following project and is recommending the environmental determination described below.

**Project Description:** The Project would involve the renovation and minor alteration of two existing office buildings on the Project site: Building A at 650 North Pacific Coast Highway, with a net addition of 1,031 square feet to the existing 98,885 square feet, for a total of 99,916 square feet; and Building B at 700 North Pacific Coast Highway, with a net reduction of 4,572 square feet from the existing 69,692 square feet, for a total of 65,120 square feet. The Project would also include construction of a new 122,156-square-foot, 7-level office building with an integrated parking structure to the east of Building A (referred herein as Building C). Building C would include 70,921 square feet of office space and 1,185 parking spaces. No alteration is proposed to the building at 737 Carl Jacobson Way. The Project would also consolidate the seven parcels of land that make up the Project site into a single approximately 7.3-acre parcel.

In addition to the renovation and new construction of the site, the Project would amend El Segundo Municipal Code (ESMC) Section 15-1-6 to exempt a fully integrated parking structure within a new construction building from the definition of Floor Area Ratio (FAR). The following applications/approvals are being requested:

- A Zone Text Amendment to amend the definition of floor area ratio (FAR) in the El Segundo Municipal Code (ESMC) Section 15-1-6 to exempt a fully integrated parking structure within a new construction building.
- A Vesting Tentative Parcel Map to consolidate seven parcels into one, 7.3-acre parcel.
- A Site Plan Review for a new commercial development that includes structures which have a combined gross floor area of more than 50,000 square feet.
- Waivers of Street Dedication requirements on North Pacific Coast Highway, Mariposa Avenue and Carl Jacobson Way.

**Location:** The Project Site is located in the north-central portion of the City of El Segundo on the east side of Pacific Coast Highway between East Maple Avenue to the north and East Mariposa Avenue to the south, in the County of Los Angeles. Specifically, the Project Site is located at 650 and 700 North Pacific Coast Highway and 737 Carl Jacobson Way (Lairport Street), approximately 0.45 mile south of Los Angeles International Airport (LAX) and approximately 2 miles east of the Pacific Ocean. Regional access to the Project site is provided via State Route 1 (Pacific Coast Highway), the San Diego Freeway (Interstate 405), located approximately 1.4 miles east of the Project site, and Interstate 105, located approximately 0.35 mile to the north. The site is approximately 0.4 mile northwest of the LA Metro Green Line Mariposa station.

The Project site is composed of seven contiguous parcels: 4138-006-030; 4138-006-031 (there are two parcels associated with this APN); 4138-006-005; 4138-006-010; 4138-006-014; and 4138-006-032.

**Mitigated Negative Declaration** An initial study of environmental impacts was prepared pursuant to 14 California Code of Regulations § 15063 (“CEQA Guidelines”). A Mitigated Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA § 15070. The public review and comment period for the Mitigated Negative Declaration begins on February 5, 2021 and ends at 5:00 p.m. on March 10, 2021.

The file for the above-mentioned proposal, including the Mitigated Negative Declaration, is available for public review, Monday through Thursday between 7:00 a.m. and 5:00 p.m. and Fridays between 7:00 a.m. and 4:00 p.m. in the City of El Segundo Development Services Department, located at 350 Main Street, El Segundo CA, 90245. The file will also be available on the Planning Division website at the following web address: <https://www.elsegundo.org/government/departments/development-services/planning-division/active-projects>.

Comments may be submitted to Principal Planner Eduardo Schonborn in the City Planning Division at [eschonborn@elsegundo.org](mailto:eschonborn@elsegundo.org) , or mailed to the address above.

**SPECIAL NOTICE REGARDING COVID-19:** Given the Declaration of a State of Emergency and a Proclamation of Local Emergency related to on-going COVID-19 pandemic, we recommend viewing the Mitigated Negative Declaration using the above listed website. Be advised an appointment is required to view Mitigated Negative Declaration at the City of El Segundo’s Development Services Department. To schedule an appointment to view the documents, please call (310) 524-2312.

**Future Public Hearings:** Following the MND’s public review period, a Final MND will be prepared. The Final MND along with the project applications will then be presented to the Planning Commission for its review. The Planning Commission’s recommendation on the project will then be presented to the City Council for action. Public notice will be provided of all future Planning Commission and City Council meetings.

Eduardo Schonborn, AICP,  
City of El Segundo